

APPLICATION TO BOARD OF APPEALS

X Tel. No _____

Appeal No. 2024-057
Date 10/2/24

TO THE ZONING BOARD OF APPEALS, WEST SENECA, NEW YORK:

X I (we) Kyle Kowal of 985 Center Road

_____, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT, WHEREBY THE BUILDING INSPECTOR DID DENY PERMIT TO: _____

- A PERMIT FOR USE
- A PERMIT FOR OCCUPANCY
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A CERTIFICATE OF ZONING COMPLIANCE
- AREA PERMIT

1. Applicant is the PROPERTY OWNER
 CONTRACTOR FOR THE WORK CONCERNED HEREIN
 PROSPECTIVE TENANT
 OTHER (Describe) _____

2. LOCATION OF THE PROPERTY SAME

3. State in general the exact nature of the permission required, _____

4. PREVIOUS APPEAL. No previous appeal has been made with respect to this decision of the Building Inspector or with respect to this property, except the appeal made in Appeal No. _____, dated _____, 20____.

5. REASON FOR APPEAL.

A. A Variance to the Zoning Ordinance is requested because strict application of the ordinance would produce undue hardship, or the hardship created is unique and is not shared by all properties alike in the immediate vicinity of this property and in this use district, or the variance would observe the spirit of the ordinance and would not change the character of the district because: (See Letter)

B. Interpretation of the Zoning Ordinance is requested because: _____

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section _____, Subsection _____, Paragraph _____ of the Zoning Ordinance, because: _____

[Signature]
Applicant's Signature

TO BE COMPLETED BY THE BUILDING INSPECTOR

1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance 120-39(B) Fences shall not exceed 4' in front/side yard.

Requesting 6' ; Fencing shall not project more than 10' Requesting 70'

2. Zoning Classification of the property concerned in this appeal _____ Residential

3. Type of Appeal:
 Variance to the Zoning Ordinance.
 Interpretation of the Zoning Ordinance or Zoning Map.
 Special or Temporary Permit or an extension thereof under the Zoning Ordinance.

rust house

4. A statement of any other facts or data which should be considered in this appeal. _____

Building Inspector [Signature]

September 6, 2024

Town of West Seneca, Zoning Board
1250 Union Road
West Seneca, NY 14224

RE: 985 Center Road, West Seneca, New York

Dear Board Members:

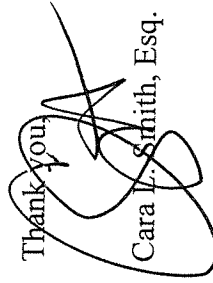
My name is Cara Smith and my husband, Kyle Kowal, and I recently purchased our new home at 985 Center Road.

As you may be aware, our property is located next to the Park Lane Villas North, at 965 Center Road. This is a large apartment complex, with their main entrance road directly abutting our lot. Along this road and in direct view of our backyard is the community dumpster and mailbox for the complex.

I am writing to ask for a variance to the Town code for fencing to allow us to install a six-foot fence along our "side yard" and for approximately 40 feet into our "front yard". We have a 17-month-old son that will have a large play area in our backyard that we would, ideally, like to block from view from the complex's main road and spot where many people pass or gather.

If you need any further information from me, please feel free to contact me and discuss further at (716) 860-1891.

Thank you,



Cara L. Smith, Esq.

DRAWING NAME
77.022

LEGEND:
AC. = ACRES
APPROX. = APPROXIMATE
AVE. = AVENUE
BIT. = BITUMINOUS
CB = CATCH BASIN
CH. = CHAIN
CONC. = CONCRETE
COR. = CORNER
C.T.V. = CABLE TV BOX

C = CENTERLINE
D. = DEED
DIA. = DIAMETER
DIST. = DISTANCE
E = EAST
EJB = ELECTRICAL
JUNCTION BOX

ENC. = ENCROACHMENT
ESMT. = EASEMENT
EX. = EXISTING
FNC. = FENCE
GAR. = GARAGE
IP. = IRON PIPE

L = LIBER
MH = MANHOLE
MP. = MAP
MS. = MEASURED
N = NORTH
O/H = OVERHEAD

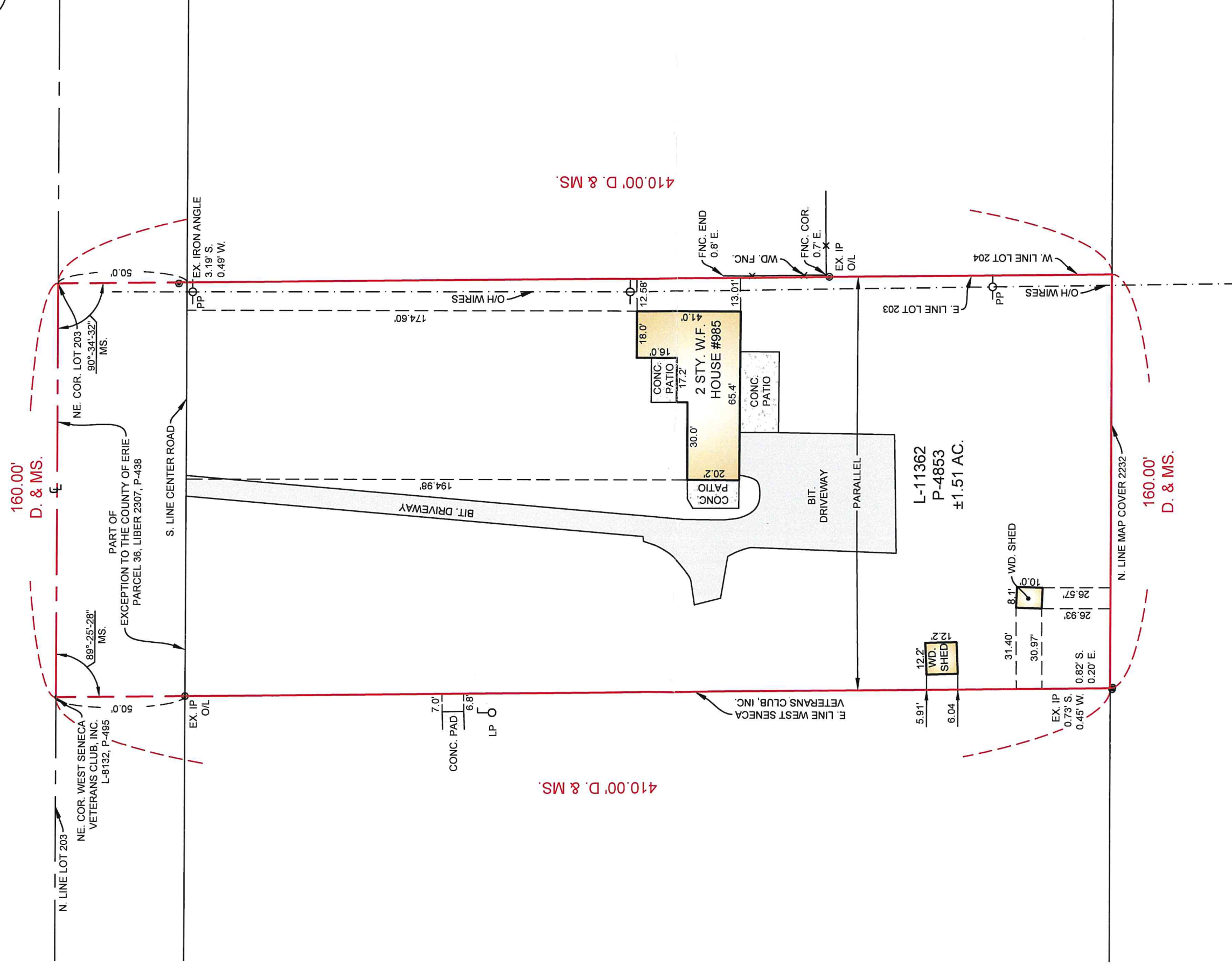
OIL = ON LINE
PO. = PORCH
PP = POWER POLE
P = PAGE
R = PROPERTY LINE
PAVT = PAVEMENT

RD. = ROAD
S = SOUTH
ST. = STREET
STY. = STORY
TJB = TELEPHONE
JUNCTION BOX

TYP. = TYPICAL
W = WEST
WD. = WITH
WD. = WOOD
W.F. = WOODFRAME

CENTER ROAD (83.0')

(FORMERLY CENTRE AVENUE)



160.00'
D. & MS.

160.00'
D. & MS.

410.00' D. & MS.

410.00' D. & MS.

160.00'
D. & MS.

DATE	ADDED EXCEPTION TO MAP	DESCRIPTION	REVISIONS
8/21/2024			

SURVEY OF 985 CENTER STREET



Centerpointe Corporate Park • 375 Essjay Road, Suite 200
Williamsville, New York 14221
PHONE: 716.688.0766 FAX: 716.625.6825
WEBSITE: www.wendelcompanies.com

NOTES:
-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
-UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

[Handwritten signature]

PART OF LOT	203	SEC.	-	TWP.	-	RNG.	-		
TOWN	WEST SENECA	PROJ. NO.	2963-24-77022	COUNTY	ERIE, NY	TAX ID NO.	135.13-5-10	SCALE	1"=40'
CREW	JDB/DDA	DWN	KAC	CHK	RNJ	DATE	8/15/2024		